

Own a VIRGINIA FARM

And Live Easy the Balance of Your Life

If you want a farm, Wiles can please you. It matters not where you may wish to locate in the Old Dominion, or what crop or climate you prefer, Wiles will satisfy you, and guarantee the prices to be right!

Be Sure and See the Wiles Land Co., Inc., BEFORE YOU PURCHASE. IT WILL PAY YOU

TWO EXTRA FINE BARGAINS IN THE SAME NEIGHBORHOOD.

No. 68-340 Acres—Price, \$5,500. Here is a farm at a very low price that ought to suit any one. It is located within three miles of a good, hustling little railroad city, and has also shipping facilities by water to all of the great Northern markets, steamboat wharves, within three miles of property. This is indeed a very desirable location, and one of the best neighborhoods in Virginia. 100 acres of this farm is in cultivation, the balance is in pine and oak timber. The farm is watered by several streams of unfailing running water, and a few very good springs. The character of the soil is a gray loam, with deep red clay subsoil. The fields are all nearly level, slightly undulating in places, and the land is well adapted to all of the staple crops, such as corn, wheat, oats, rye, timothy, clover, alfalfa, all kinds of vegetables, especially Irish potatoes. There is a four-acre orchard of apples, peaches, cherries, etc.

The improvements consist of a large ten-room frame dwelling, with a three-room brick basement, a good, large barn, carriage house, smoke-house, office building, ice-house, all of the buildings being in first-class condition. Splendid roads, good neighborhood, churches, schools, stores, telephone and R. F. D. We will make very reasonable terms to suit the right party. Do not miss this opportunity.

ONLY \$10 PER ACRE.

No. 203-000 Acres—Price, \$2,000. Here is a fine old farm, located in Southside Virginia, within three miles of railroad station—right on the Roanoke River—and at one time was considered one of the best farms in that section. It is the property of an old gentleman who is too old to run the farm, and as he owns considerable other property, is desirous of selling. He has made this remarkably low price of \$10 an acre in order to make a quick sale. The soil is excellent, the land mostly level, about one-half in cultivation, the balance in pine and oak timber. The place is watered by wells, branches and the river, and what is considered one of the finest little springs in Virginia. There is a large orchard of select fruit—apples, peaches, pears, etc. Considerable land raises fine crops of corn, wheat, oats, hay and tobacco; adjoining there is a fine water-power, a grist mill, saw mill, cotton gin, store, post-office, and a twenty-five-acre pond full of black bass, the finest fishing in the world. This is considered a very healthy location, good neighbors, good roads, pure water, and everything else that goes to make farm life enjoyable. The improvements are a good, substantial

four-room dwelling (large rooms), with detached kitchen, fine well in the yard, large barns, stables, storage house, corn crib, poultry-house, ice-house, smoke-house, tenant house, and other buildings too numerous to mention. In fact, the buildings are worth more than half the price asked for the farm. We will make terms to suit you on this farm, and you can not beat it for the price in the United States.

SPECIAL. HERE IS A CHANCE TO GET A FINE OLD VIRGINIA PLANTATION FOR NOTHING.

No. 310-340 Acres—Price, \$8,000. This fine old farm is located in middle Virginia, about three miles from a lovely little railroad city of 3,500 inhabitants, two miles from a railroad station, six miles from the county seat, and within eight miles of another large, thriving railroad town. You can drive it from the station in twenty minutes, over a good road. 250 acres of this land is in crops, the balance of the land in fine, thrifty timber, estimated at 4,000,000 feet, of which 2,000,000 feet is extra high grade pine timber, that can be retailed on the property at the top prices. In fact, there is more than enough timber on this farm to pay for it and that is what we mean when we stated above that this was an opportunity to get this farm for nothing.

We have been in the land business for a good many years, and have never seen grass grow on timber lands as it does on this; in fact, it seems to be a natural grass soil, and there is good grazing right in the woodlands for a thousand sheep and many cattle.

Another strong point in favor of the farm is that there is no waste land on the entire farm, and it will all make fine agricultural land after the timber has been removed. The property is watered by creeks, springs and wells, never failing running water over the entire farm.

There are three sets of buildings on the property, some of them needing considerable repairs, but all of them habitable, also a good orchard. This is a splendid neighborhood, good churches, both in the nearby towns, and in the vicinity, splendid schools in the town, and one right on the property. Buy it and give your boys a chance.

Terms: One-half cash, balance to suit.

BARGAINS IN TRUCK AND POULTRY FARMS.

No. 53-80 Acres—Price, \$1,500.

Nine miles of Richmond, well, spring and creek, three-room dwelling, wood shed, barn and poultry-house. One-half cash; balance to suit.

No. 67-80 Acres—Price, \$1,500.

Fifteen miles of Richmond, right at railroad station, five-room dwelling. One-half cash, balance to suit.

No. 70-20 Acres—Price, \$1,200.

Seven miles of Richmond, fine road, nice spring and creek, good orchard, all fenced, five-room dwelling, barn, corn crib, poultry-houses. A pretty little place.

Terms: Cash.

No. 158-60 Acres—Price, \$1,200.

Eight miles of Richmond, fine road, well, spring and creek.

Terms: One-half cash, balance to suit.

No. 302-83 Acres—Price, \$1,500.

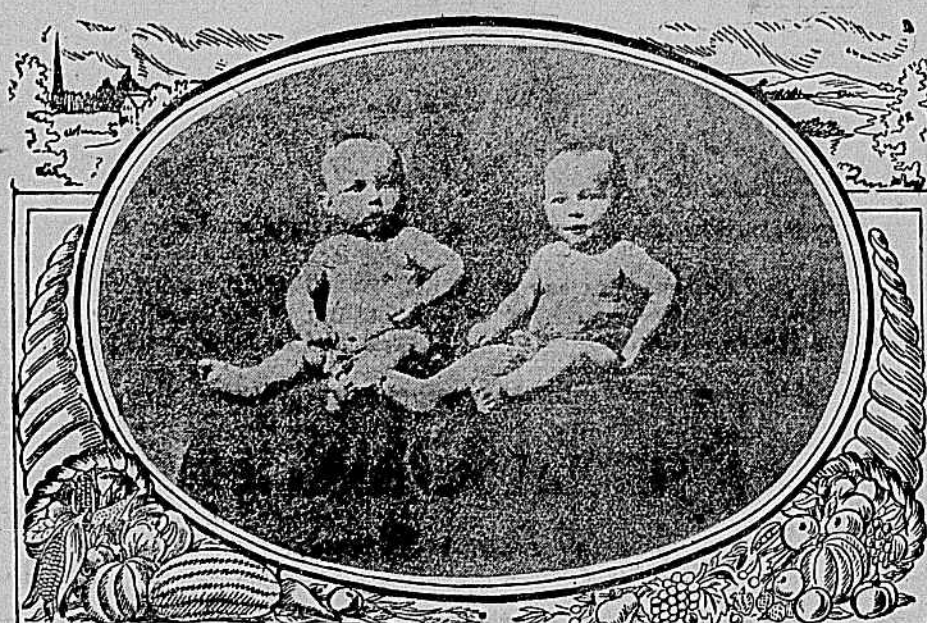
Fifteen miles of Richmond, one mile of railroad station, well, and springs, good orchard, well fenced, five-room dwelling, good barn, fine smokehouse, wagon shed, poultry house.

Terms: One-third cash, balance to suit.

No. 101-50 Acres—Price, \$3,500.

Ten miles of Richmond. This is a well-equipped, up-to-date little farm, well improved land, watered by springs, branches and wells; a very fine orchard, within a short distance of trolley line, has large nine-room frame dwelling, large porches and halls, barns, stables, poultry-houses and other buildings.

Terms: One-half cash, balance to suit.



PRODUCTS OF OLD VIRGINIA

No. 410-70 Acres—Price, \$1,100.

This property is located about fourteen miles from the city of Richmond, and one-fourth of a mile from the railroad station; contains 70 acres of good land, one-half of which is cleared and in cultivation, the balance in timber. It is well watered by a creek, spring and well. Has a good orchard. The improvements consist of two small three-room dwellings, a good large barn and some other outbuildings.

This is the place for poultry; good shade and pure water. Price, \$1,100. Easy terms.

THE GREATEST BARGAIN ON EARTH.

No. 300-465 Acres—Price, \$2,500.

This old farm contains 465 acres, and we are offering it for \$2,500.

The location of this property is about eighteen miles from the city of Richmond, and about two miles from steamboat wharf on James River, and about seven miles from railroad station.

This land is nearly level, but well drained; 75 acres open land and in cultivation, the balance of the land well set in growing timber. The soil is adapted to the growth of all staple crops, such as corn, wheat, oats, hay, all kinds of vegetables, etc. The property is well watered by wells and flowing water.

The improvements consist of a large, old style frame dwelling of five rooms and a barn. Good school, churches and stores within easy distance. This place would make a fine stock or dairy farm, as well as a grain and hay farm.

Think of it, less than \$8 an acre; a 465-acre farm within easy distance of the city of Richmond. This chance comes but once in a lifetime; don't miss it. There is more than enough timber on this place to pay for it, after having cut enough to build a new house and outbuildings. Will make terms of sale one-half cash, balance to suit.

HISTORICAL JAMES RIVER FARM.

No. 402-350 Acres—Price, \$20,000.

This is a fine old James River estate, about thirty miles below the city of Richmond, 300 acres rich bottom land, all in cultivation and pro-

ducing splendid crops of corn, wheat, hay, etc., watered by creeks, wells and springs. Enough large timber for building and farm purposes, oak, pine, poplar, cedar, etc.

This entire property is entirely fenced with Page woven wire and cedar posts. A large five-acre orchard, all kinds of fruit—apples, pears, plums, etc. Improvements consist of a large frame dwelling, built of the very best heart pine material, in 1854. There are large, high-pitched rooms, twenty feet square, wide hall through the center, beautiful lawn, fine shade, eighteen varieties of trees. This house is situated on the brow of a beautiful eminence, giving a magnificent view. The land lies in three flats of levels, one above the other, insuring prompt drainage. There are numerous large barns, tenant houses, cattle sheds, hay sheds, carriage sheds, etc., about thirty in number. In fact, every sort of building necessary for a fine farm.

This is one of the historical old James River farms, noted for its fine crops, when wheat, raising was an object, that crop alone from this farm has sold for \$12,000 in English gold.

The first fast harness horses bred, raised and trained in Virginia were developed right here. Alfalfa and all other grasses do well. This neighborhood is noted for its healthfulness and pure water. The markets of the world are at our door, cheap water rates. The neighbors are the best type of "Old Virginia" folks, quiet, refined and hospitable. The character of the soil is brown or chocolate loam, with red clay subsoil and has had forty-four years of the very best farming. Too much cannot be said in favor of this farm, but it must be seen to be appreciated. Terms reasonable.

JAMES RIVER FARM.

No. 1000-700 Acres—Price, \$20,000.

Another fine old James River farm, about fifteen miles below the James River, 300 acres second bottom land, 100 acres in timber. All of the 600 acres of first and second bottom in a high

state of cultivation, raising the crops of corn, wheat, oats, rye, timothy, clover, etc. The soil is all a deep chocolate loam, with red clay subsoil, very productive.

This farm has a mile and a half line set back on a high prominence with a beautiful view of the entire farm and of the James River. A fine large creek flows through the property to the river, and forms the boundary for a considerable distance.

There are two sets of buildings, one dwelling containing nine large rooms, halls, porches, etc., situated in a beautiful lawn, with many varieties of shade trees, shrubbery, etc.; the other dwelling containing six large rooms, halls and porches. There is a very large horse stable with stalls for forty horses, large cattle barn, large sheep barn, immense hay barn, silo, hog barn and pen, poultry-house, smoke-house and every other necessary outbuilding. This place is entirely fenced and cross-fenced in a convenient manner, and is only half a mile from the railroad station, close to school, church, stores, telephone service and on a splendid drive to Richmond. The right party can get terms to suit.

LARGE GRAIN AND STOCK FARM.

No. 607-300 Acres—Price, \$4,000.

This old farm is located about four miles of the railroad, on a good road, and about ninety miles west of the city of Richmond. The land is level, and slightly rolling in places; 400 acres in cultivation, about eighty acres of which is creek bottom land, finely watered by creeks and branches, springs and wells; about 200 acres in small timber; a six-acre orchard, fenced with rails and wire, a school in eight, daily mail service; one-half mile to church and store. The improvements consist of a large three-story frame dwelling of ten rooms, three large halls, five closets, porch around three sides of the building, large shade lawn. Barn, stables, hay sheds, tobacco-houses, several tenant houses, and numerous other outbuildings. The building could

not be duplicated for the price asked for the entire farm. This place will have to be seen to be appreciated, as it is one of the finest farms in this section of the State; healthy, fine neighbors, good roads. Is a good stock and grain farm; also raises fine tobacco, hay, etc. Think of it, only \$15 an acre for a fine old farm like this, with all these good buildings; where can you find anything to compare with it? We can sell for one-half cash; terms to suit on balance.

PIEDMONT FARMS.

No. 1-B-230 Acres. Located in Orange county, adjoins station on Chesapeake and Ohio Railroad, two miles from county seat, 123 acres in meadow and pasture, 92 acres in cultivation, 35 acres in woods, fenced and cross-fenced into eight different fields with wire, running water through fields, 323 fruit trees, mostly apples. Improvements consist of two-story frame dwelling of eight rooms in good condition, house watered by gravity, two barns and all necessary outbuildings.

Will sell for \$12,000, with one-third cash; balance one, two and three years, at 6 per cent.

No. 2-B-385 Acres, more or less. Located in Orange county, right at station on Chesapeake and Ohio Railroad, four miles from county seat, macadam road to the place, 125 acres in meadow and bottom land, 60 acres in cultivation, 200 acres in woods, fine timber, well fenced into eight fields with wire, running streams through fields, good orchard of old and young trees. Improvements consist of three-story frame dwelling of three rooms, in good condition, large stable, another new stable under construction, barns, etc.

Price, \$2,400. Terms reasonable.

A FEW SMALL ONES.

No. 1-L-New three-room dwelling, 600 sq. ft., water, electric light, one-half mile station on Richmond, Fredericksburg and Potomac Railroad, 20 acres land. Price, \$1,500; balance \$15 monthly.

No. 2-L-Four-room cottage, at station, one acre land, ten miles of Richmond. Price, \$900; \$350 cash; balance \$15 monthly.

No. 3-L-Comparatively new house of six rooms, two and one-half acres of land, fronts on county road and lies on railroad, R. F. D. service, comparatively new dwelling of six rooms, small orchard. Price, \$1,750. Terms: \$500 cash; balance easy.

No. 4-L-Six and one-half acres on county road and railroad, comparatively new dwelling of six rooms, small orchard. Price, \$1,750. Terms: \$500 cash; balance easy.

No. 5-L-Eight acres lying between railroad and Ashland electric line, good four-room dwelling, ten miles from Richmond and about three-quarters of mile from electric and steam lines. Price, \$1,100. Terms: \$500 cash; balance easy.

No. 6-L-fifteen acres, with new house of six rooms (nearly completed), ten miles from Richmond, one-half mile station on Richmond, Fredericksburg and Potomac. Price, \$1,800. Terms: One-third cash.

No. 7-L-One and one-quarter acres, with three-room house, small outbuildings, seven and one-half miles of Richmond, one-half mile from station on Ashland electric line. Price, \$1,000.

No. 8-L-Twenty-five acres, with good house of four rooms, well and spring water, running stream, ten acres cleared, balance small wood, two and one-half miles from Laurel Station. Price, \$800; \$300 cash.

A FINE SUBURBAN HOME.

Eighty-five acres, located in Henrico county, four miles north of Richmond, near Brook Turnpike, one-quarter mile from Ashland electric line, and one and one-half miles from Glinter Park line.

Improvements consist of large brick house of ten rooms, hot and cold water, porcelain bath and furnace, two good barns and all other necessary outbuildings, two wells, good water, wind mill, about sixty acres cleared, of which thirty acres is low ground. Price, \$15,000.

SPECIAL.

No. 253-100 Acres—Price, \$700.

Here is the best chance for a man with moderate means to own a good farm in Virginia that we know of; 100 acres, twenty-five miles from Richmond and two miles from railroad station, in good, thickly settled neighborhood, 50 acres of this land is cleared, balance well set in pine timber, estimated to cut 60,000 feet, good stuff, watered by flowing stream, nice orchard, little fencing, has two-story frame dwelling of six rooms, in only fair condition, stable, tobacco barn, etc. Fine bargain at price named above.

LOOK AT THIS.

No. 171-645 Acres. Fifty miles from Richmond, and only three miles from railroad station, about 275 acres of this land is cleared, 150 acres of which is under actual cultivation, 100 acres bottom land, 375 acres in pine and oak timber, well watered by river, creeks and branches, has large orchard of about 800 trees, well fenced with woven and barbed wire. Improvements consist of large eleven-room dwelling, closets and porches, house overlooks most of farm, and sits high in beautiful grove, stable, three tobacco barns, tenant house, chicken, smoke, tool, corn, ice and carriage houses. Price, \$5,600. Terms given on application.

SPECIAL.

FINE STAUNTON RIVER FARM, 400 ACRES.

OUR NO. 1209-\$11,000.

Located in Halifax county, on the Staunton River, 350 acres of this land is in cultivation, 150 acres of which is Staunton River low grounds, very rich and productive. The soil is partly gray loam, and partly chocolate, with red clay subsoil. The low grounds are nearly all level, the uplands slightly rolling, and modern farming machinery can be used all over the place. Fine crops of corn, wheat, oats, rye, clover, timothy, all kinds of vegetables and tobacco are raised on this place. There is a splendid orchard of about five acres, eight years old, of apples, peaches, pears, plums and grapes. The farm is well fenced and cross-fenced into fields, with woven and barbed wire. The property is located about two and one-half miles from railroad town; school, store and post-office within one-half mile, R. F. D. mail service.

The improvements consist of a fine, twelve-room dwelling, splendid large halls, two large porches, two large cellars under the building, seven large closets, large china closet in dining-room, front and back stairways, dining-room and sitting-room connected with arched grille, nice bathroom, house in elegant condition, hard wood floors, entire building painted inside and out with three coats of best paint and hard oil. Erected at a cost of \$5,000 and carries insurance of \$5,000. The dwelling is situated in a beautiful grove, with a boxwood hedge. There is another house in the yard, suitable for tenants, of four large rooms, comparatively new; also three other tenants' houses on different parts of the farm; also ice-house, work shop, granary, stable for ten horses, five tobacco barns, large packing barn and other buildings.

This property is located in a very desirable neighborhood, fine, rolling hills, springs on the premises; fields watered by springs and good wells at the house—considered to be one of the healthiest localities in the State.

The price of the property is \$11,000, one-half cash; balance to be arranged at time of sale.

Land Values Are Still Low in Virginia, although higher than a few years ago, but they are just a fraction of what they will be a few years from now. Now is unquestionably the time to make your move. You do not have to wait for any certain season to look at Virginia lands. Come any time. OWN YOUR HOME. Insist on having your birthright while there is yet an opportunity.

SEND FOR OUR LARGE FREE ILLUSTRATED CATALOGUE.

We Sell Farms—Large and Small. Old Colonial Homesteads a Specialty. Timber Lands and Water Fronts.

The Wiles Land Company, Inc.,

Telephone Madison 6905 : : : : : 1114 East Main Street, Richmond, Virginia